

CASCADE MOTORSPORTS
8025-8027 Topeka Ave
Cascade, CO 80809
PH: 719-684-8395

August 30, 2017

RE: NOTICE TO ADJACENT PROPERTY OWNERS

1. This letter is being sent/given to you because Ralph Murdock, owner of Cascade Motorsports is requesting a renewal of the land use variance in El Paso County at the referenced location (see #3 below). This information is being provided to you prior to a submittal with El Paso County. Please direct any questions on the proposed request for renewal of variance to the contact person listed below (see #2). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact:
Ralph Murdock, owner and applicant
8025 Topeka Ave, Cascade, CO 719-684-8395
3. Site address: 8025 Topeka Ave, Cascade, CO 80809
Lots 6,7,8,9 and 10 in Block 22 N2 of vacated alley adjacent Block 22, Cascade Addition 1 in the Cascade area.
El Paso County Assessor Parcel # 8326205012 on Zone Map no. 834.26
4. **Request:** To renew Use Variance VA 99-010 dated June 24, 1999 which allows me to operate an automotive repair facility on my R-T (Residential-topographic) zoned property at the above listed address. There will be no change to any structures nor any changes to land use with this proposal. The structures have been in place more than a decade at the minimum, and I have been operating this Automotive Repair Shop at this same address for 18 years now. I wish to continue to do so.
5. Vicinity Map showing the adjacent property owners is attached.
6. My Use Variance expired on June 24, 2014. At this present hearing I respectfully request that it be made a permanent variance noted on my property parcel. Long term use of such property for said purposes without incidence nor opposition provides justifiable cause to do so. At this point in time such long term use should be considered "grandfathered in", and not subject to renewal upon terms but made a permanent part of record.

Respectfully yours,



Ralph E. Murdock, Owner
Cascade Motorsports

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Ralph E. Murdock
8025 Topeka Avenue Cascade, Co 80809

Telephone #'s: 719-684-8395

Description of Proposal: Renew Use Variance # VA99-010 dated 6/24/1999.
To operate an automotive repair shop on my R-T zoned property

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
8/30/17	NO Representative	Cascade Fire Protection District Dennis Wagner, Treasurer <i>Dennis Wagner</i>	#4 on maps)
8/30/17	Yes	<i>John Smith</i> Kasi Hultine 6005 N. Topeka Ave. Cascade, Co 80809	For it! #3
8/30/17	Yes	<i>Jacquelyn Davenport</i> 4530 Laganan Ave	glad to sign #2
8/31/17	Yes	<i>Rachel M. Holt</i> 711 1st St 8048 W. Hwy 24	#5 Next Door Neighbor
8/31/17	Yes	<i>Sharon</i> Levon R. Pinner 4501 EDWARDS PL. CASCADE CO 80809	#1 across street

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

Ralph E. Murdock date 8-30-17 date _____
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)